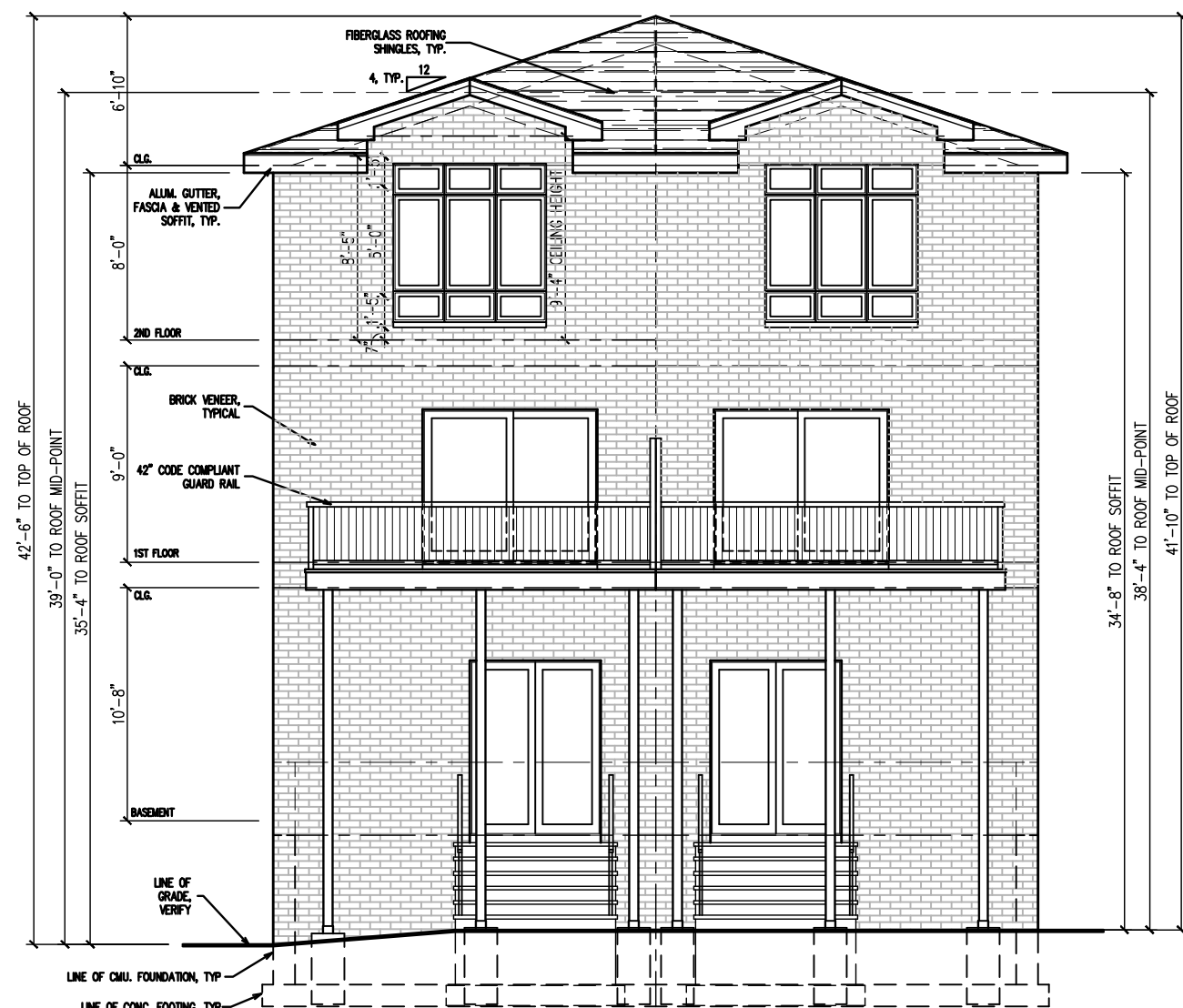
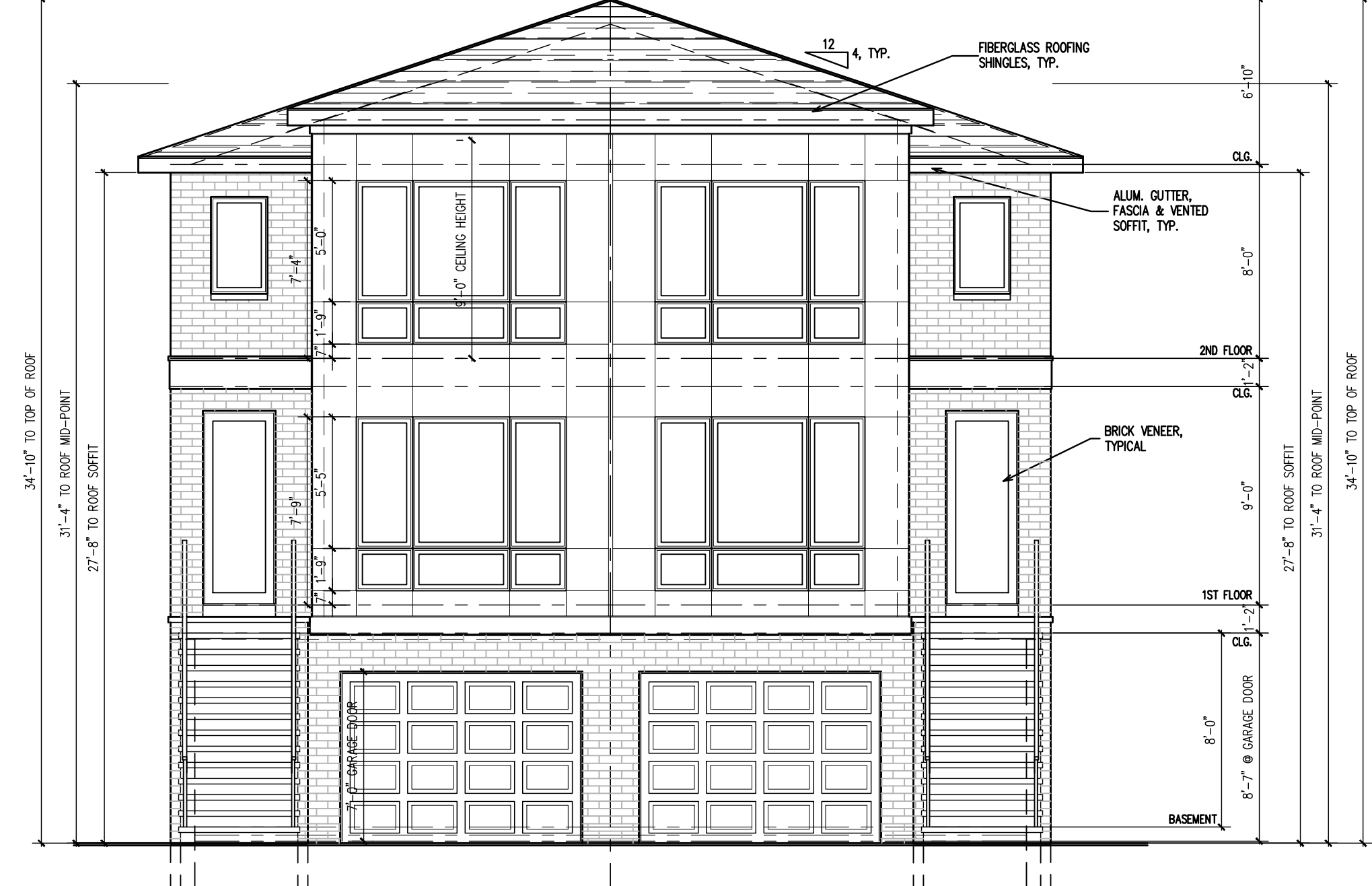




**LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"  
(RIGHT ELEVATION SIMILAR)



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**FRONT ELEVATION** SCALE: 3/16" = 1'-0"

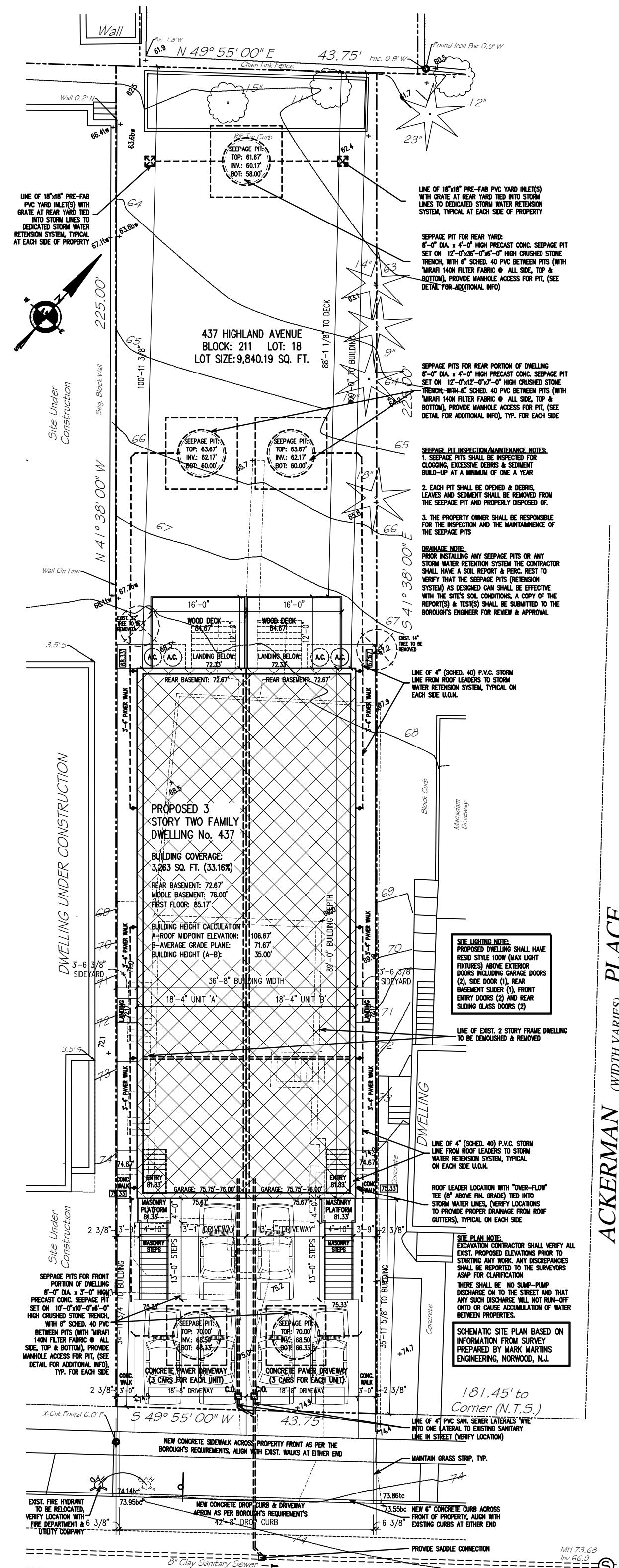
**437 HIGHLAND AVENUE, PALISADES PARK, N.J.  
ZONING INFORMATION - AA ZONE**

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	9,840.148 SQUARE FEET	NO
LOT WIDTH (EXISTING):	50.00 FEET	43.75 FEET	YES (1)
LOT DEPTH (EXISTING):	100.00 FEET	225.00 FEET	NO
DWELLING UNITS	TWO (2)	TWO (2)	NO
LOT AREA PER UNIT	2,500 SQ. FT. / UNIT	4,921.87 SQ. FT. / UNIT	NO
BUILDING COVERAGE:	2,500 SQ. FEET MAX 40.00%	3,263 SQ. FEET 33.16 %	YES NO
FRONT YARD:	25.00 FEET	34.98 / 35.97 FEET	NO
RIGHT SIDE YARD:	6.00 FEET	3.53 FEET	YES
LEFT SIDE YARD:	6.00 FEET	3.53 FEET	YES
REAR YARD:	25.00 FEET	100.01 FEET	NO
BUILDING HEIGHT:	2.5 STORIES 28.00 FEET	3.00 STORIES 35.00 FT	YES

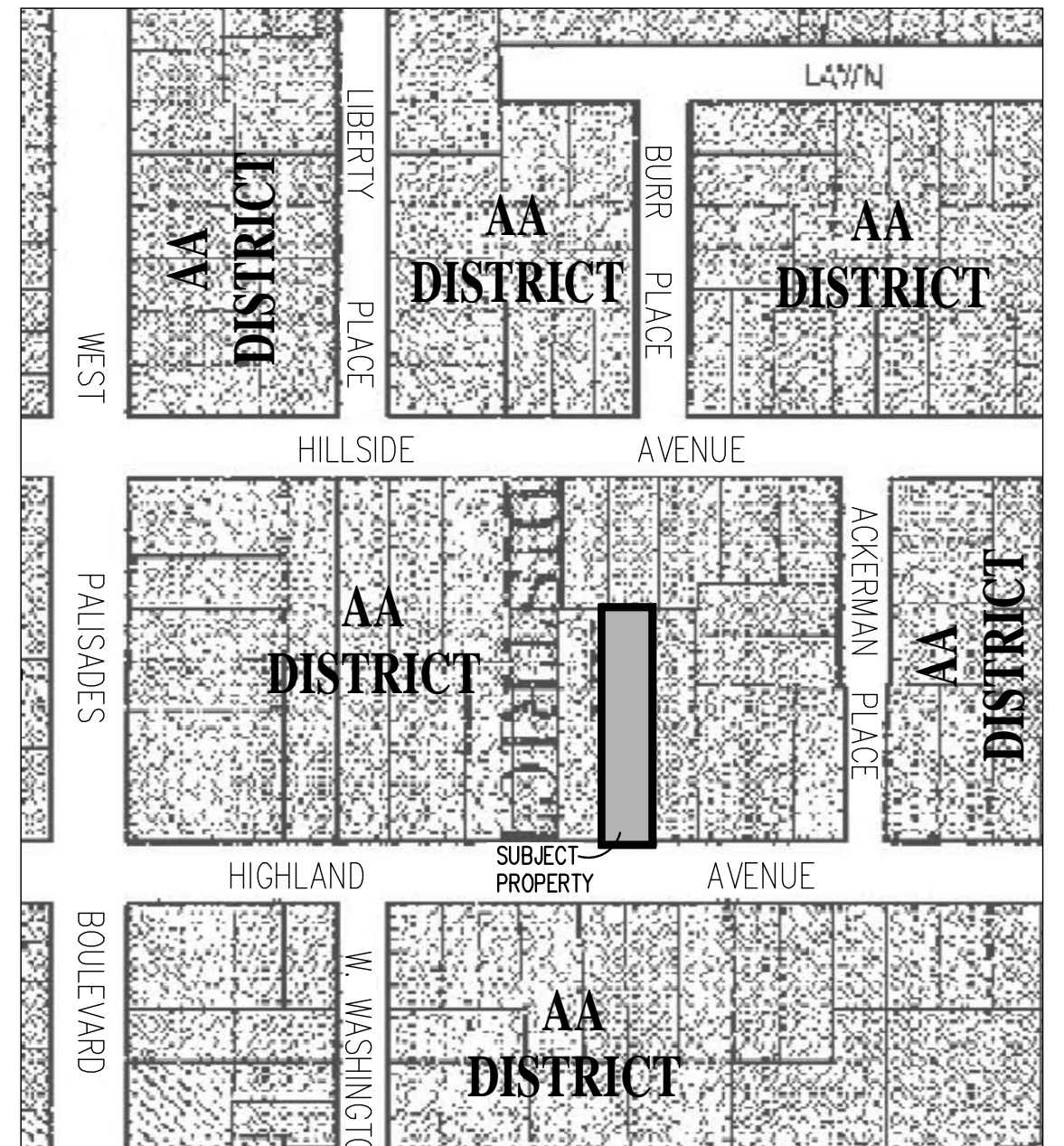
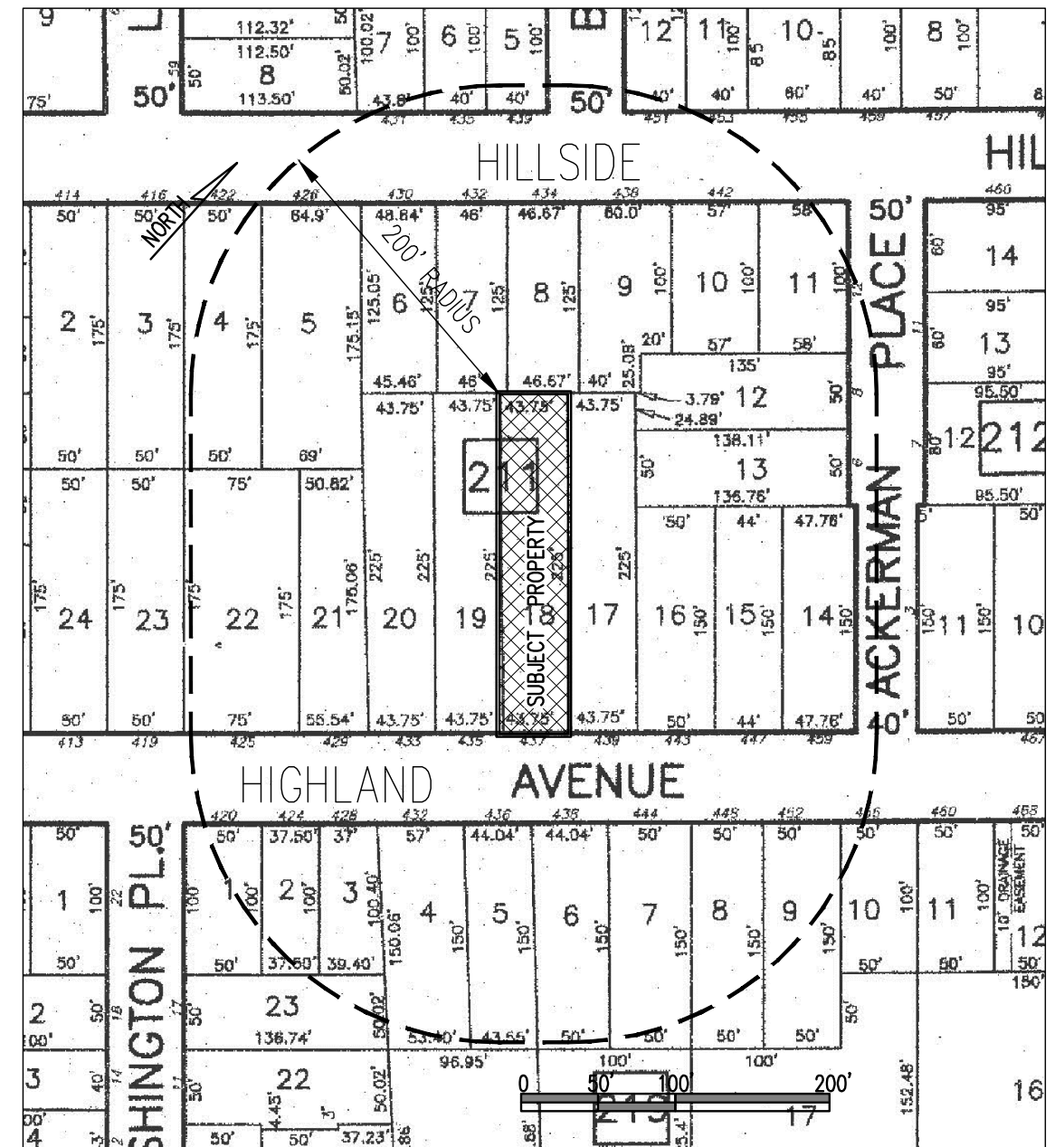
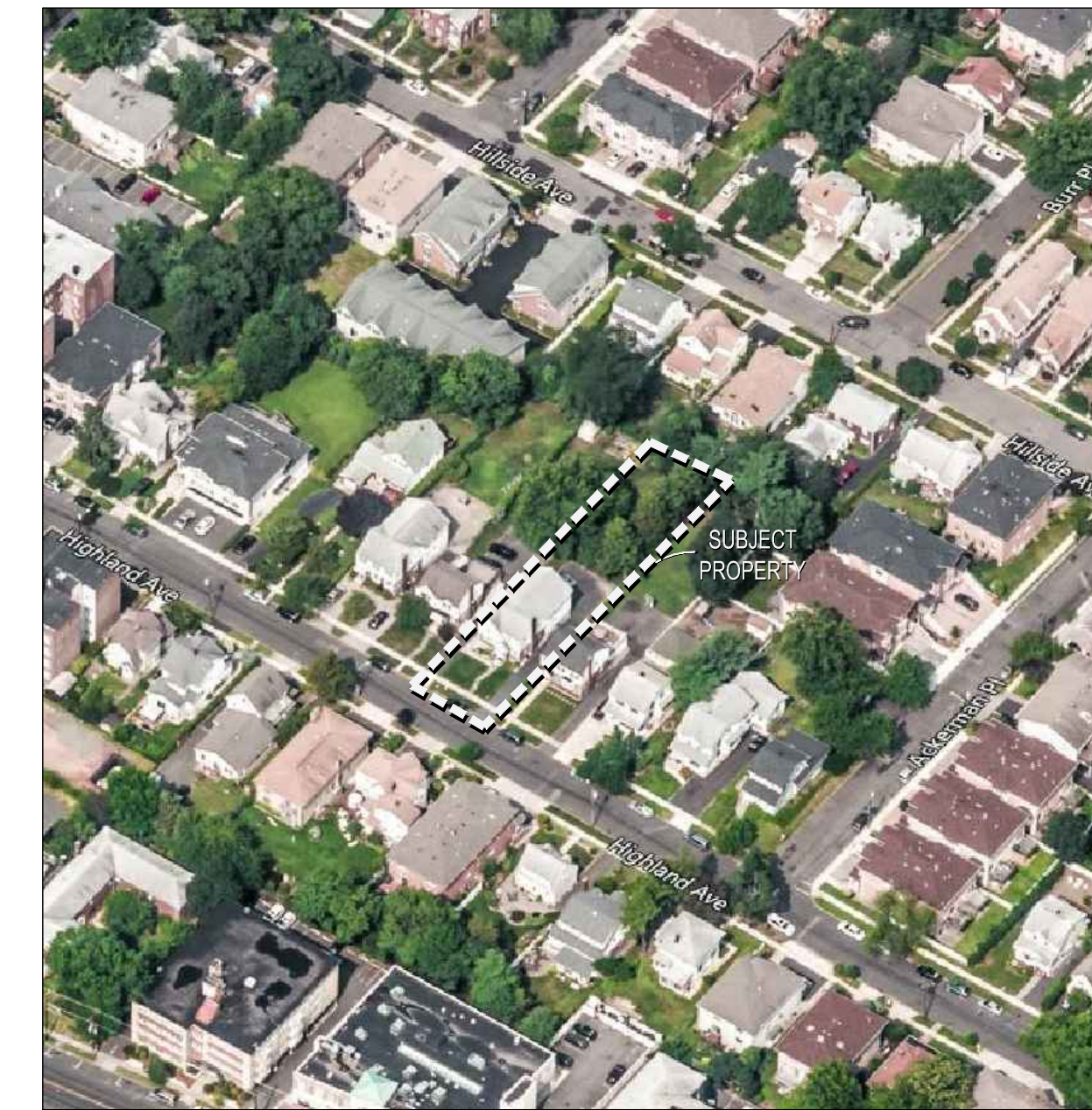
(1) PRE-EXISTING NON CONFORMING CONDITION

THE BOROUGH OF PALISADES PARK ZONING BOARD OF ADJUST. APPROVED THIS PLAN BY MEMORIALIZING RESOLUTION AT ITS REGULAR MEETING ON \_\_\_\_\_ PLEASE SEE AFFIXED RESOLUTION FOR ANY ADDITIONAL CONDITIONS OF APPROVAL SET BY THE BOARD

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_



**HIGHLAND AVENUE**  
**SCHEMATIC SITE PLAN**  
SCALE: 1/16" = 1'-0"



**V.C.A. GROUP**  
VASSILIOS COCOROS ARCHITECT  
V.C.A. GROUP, LLC  
467 SYLVAN AVENUE  
LOWER LEVEL  
ENGLEWOOD CLIFFS, NEW JERSEY  
TEL. 201.541.6595  
FAX. 201.541.6596

Date	Item
10/15/21	CLIENT REVIEW
10/20/21	ZONING BOARD REVIEW
01/10/22	REVISED ZONING LIAISON REVIEW
01/28/22	REVISED ZONING BOARD SUBMISSION

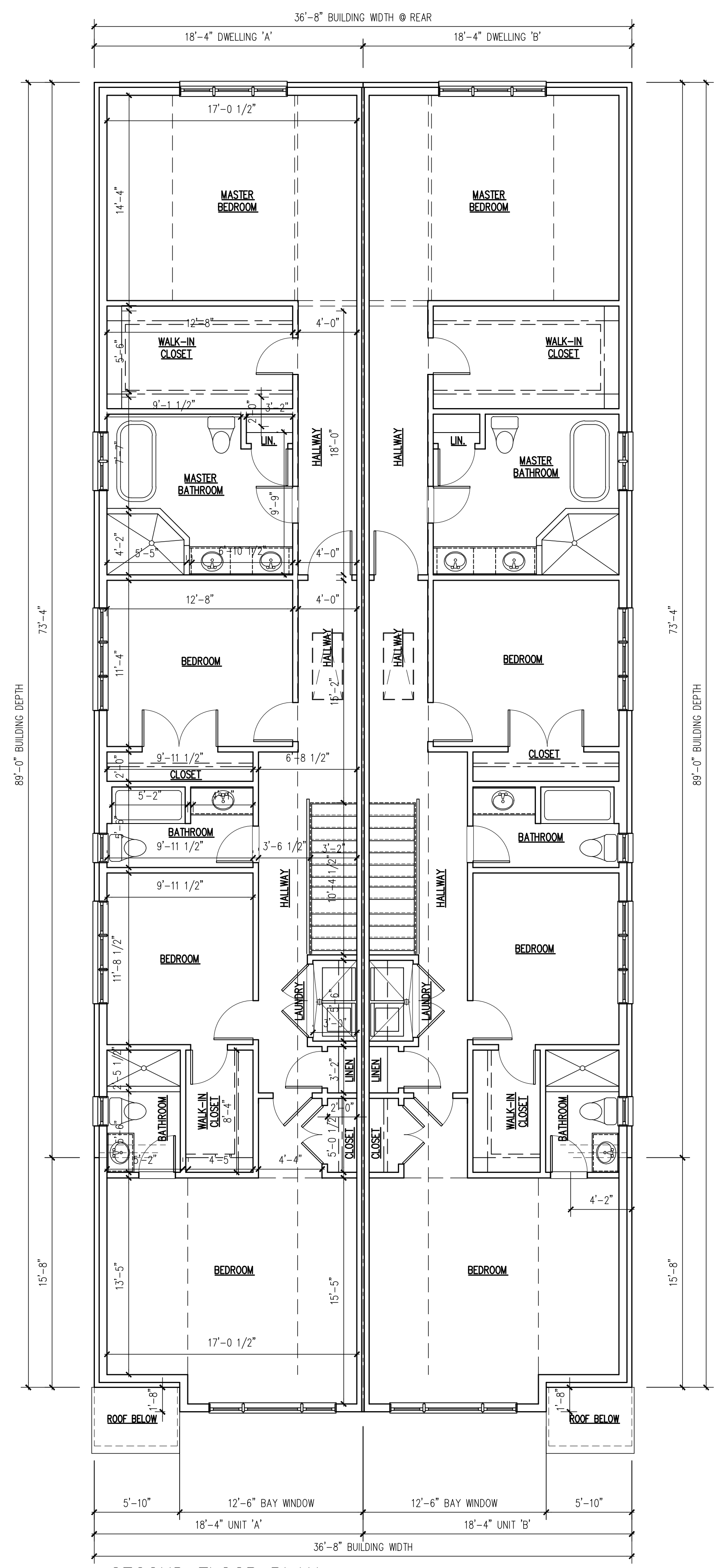
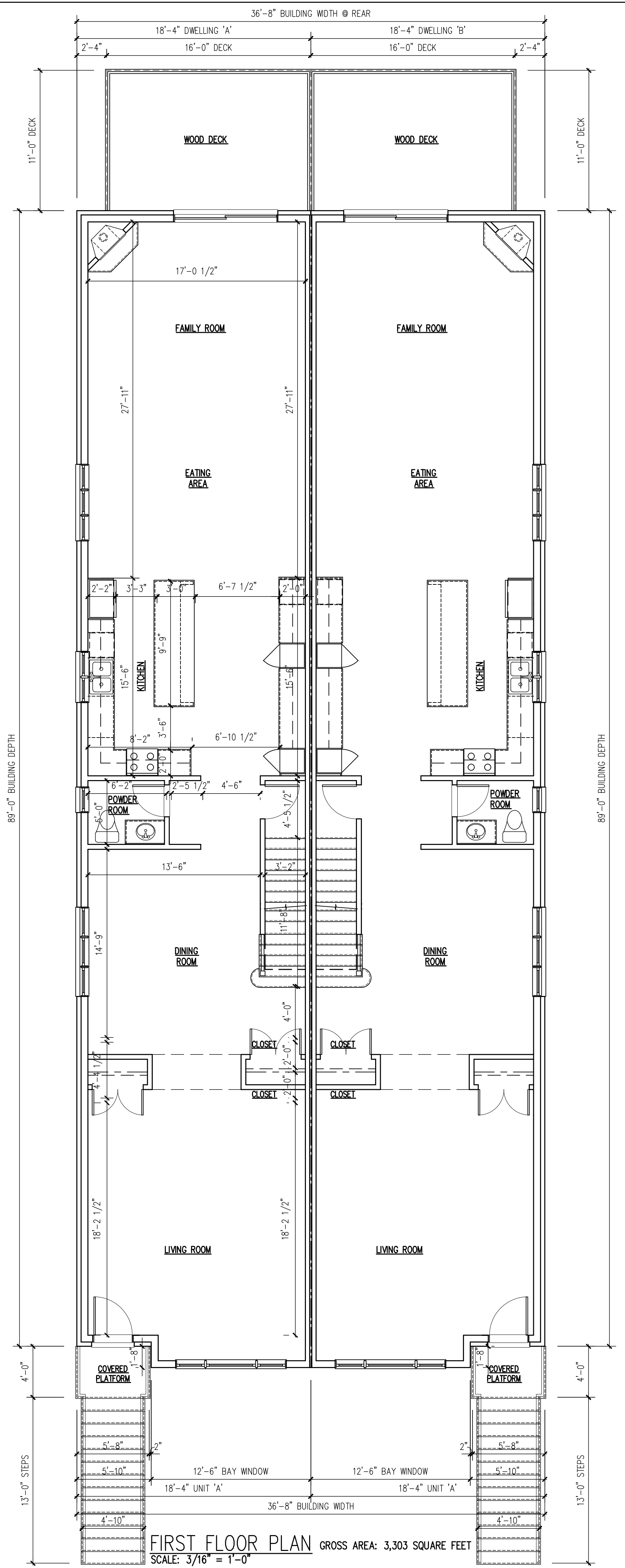
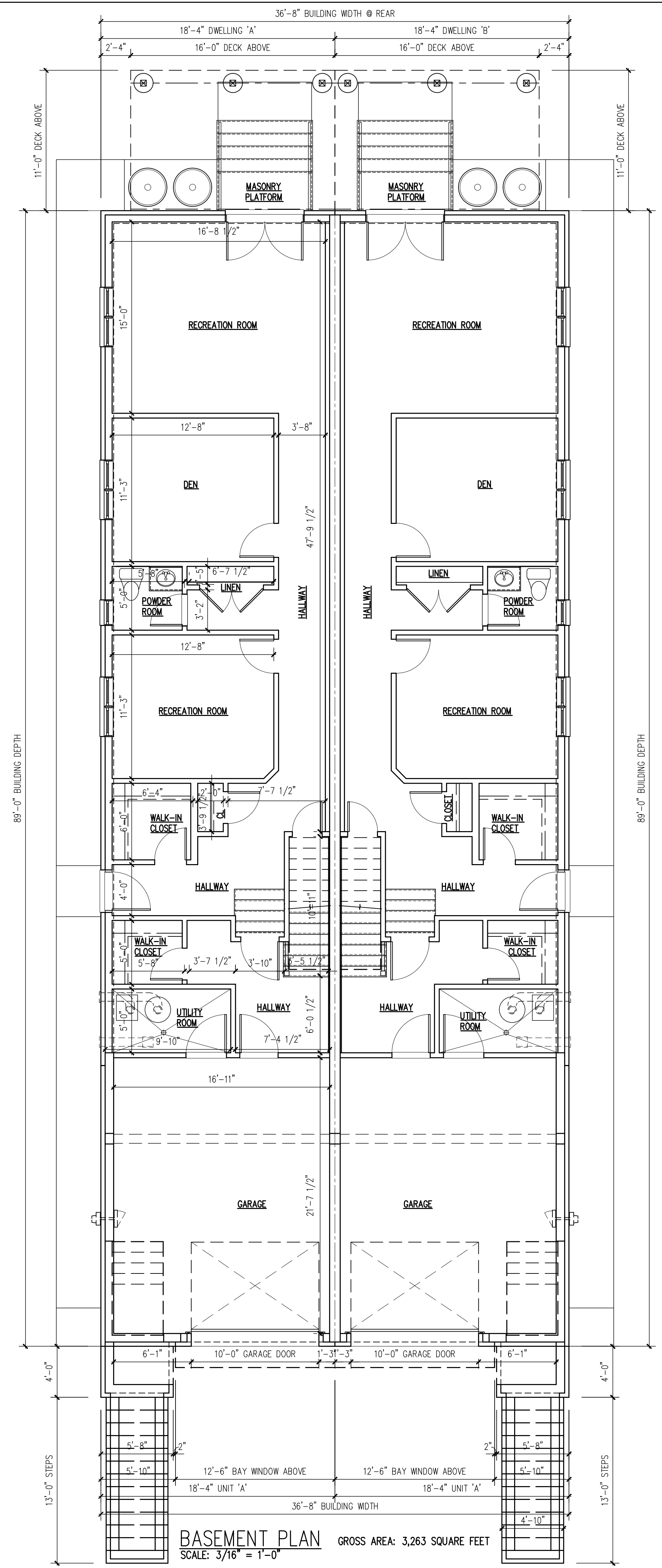
**PROJECT:**  
Proposed:  
**New Two Family Dwelling**  
Located at:  
**437 Highland Avenue**  
Palisades Park, New Jersey  
Block: 211 Lot: 18  
AA Residential Zone

Architect shall not be responsible for the means & methods of construction and site maintenance & safety

DRAWING TITLE:	
ELEVATIONS AND SITE PLAN	
SCALE: AS NOTED	DATE: 05/12/21
DESIGNED BY: VC	PROJECT#: RSN-21-04
DRAWN BY: VC	CAD FILE:
CHECKED BY: VC	DRAWING #:
PROFESSIONAL SEAL:	DRAWING:
<b>A1</b>	
VASSILIOS COCOROS, RA N.J. LIC. # A13644	SHEET #: 1 OF 4

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 V.C.A.GROUP, LLC  
 467 SYLVAN AVENUE  
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 ENGLEWOOD CLIFFS, NEW JERSEY  
 TEL. 201.541.6595  
 FAX. 201.541.6596

THE BOROUGH OF PALISADES PARK PLANNING BOARD APPROVED THIS PLAN BY MEMORIALIZING RESOLUTION AT ITS REGULAR MEETING ON \_\_\_\_\_ PLEASE SEE AFFIXED RESOLUTION FOR ANY ADDITIONAL CONDITIONS OF APPROVAL SET BY THE BOARD

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
 BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

Architect shall not be responsible for the means & methods of construction and or site maintenance & safety

**PROJECT:**  
 Proposed:  
**New Two Family Dwelling**  
 Located at:  
**437 Highland Avenue**  
**Palisades Park, New Jersey**  
**Block: 211 Lot: 18**  
**AA Residential Zone**

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Date	Item
10/15/21	CLIENT REVIEW
10/20/21	ZONING BOARD REVIEW
01/10/22	REVISED ZONING CLIENT REVIEW
01/28/22	REVISED ZONING BOARD SUBMISSION

DRAWING TITLE:  
**FLOOR PLANS**

SCALE: AS NOTED DATE: 05/12/21

DESIGNED BY: VC PROJECT#: RSN-21-04

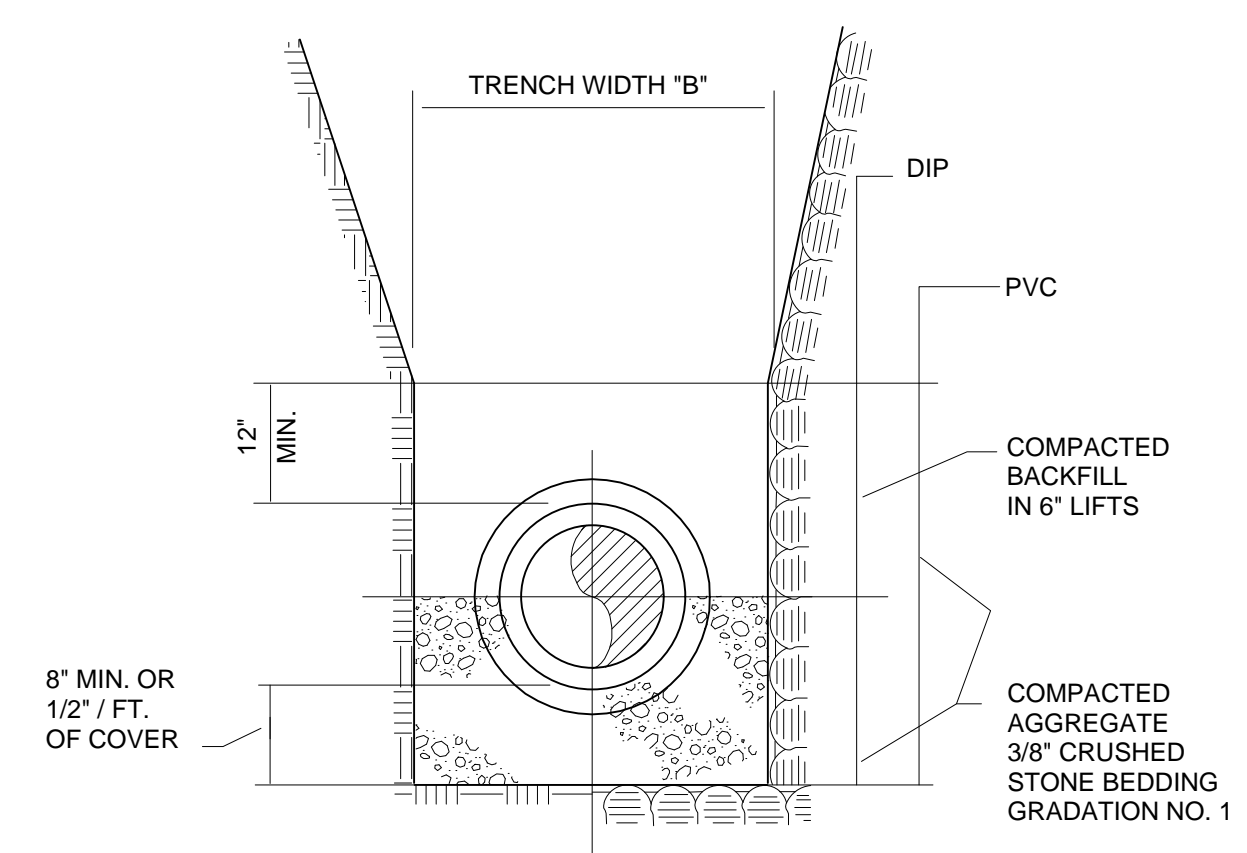
DRAWN BY: VC CAD FILE:

CHECKED BY: VC DRAWING #:

PROFESSIONAL SEAL: DRAWING:

A2

VASSILIOS COCOROS, RA  
 N.J. LIC. # AI 13644  
 SHEET #: 2 OF 4

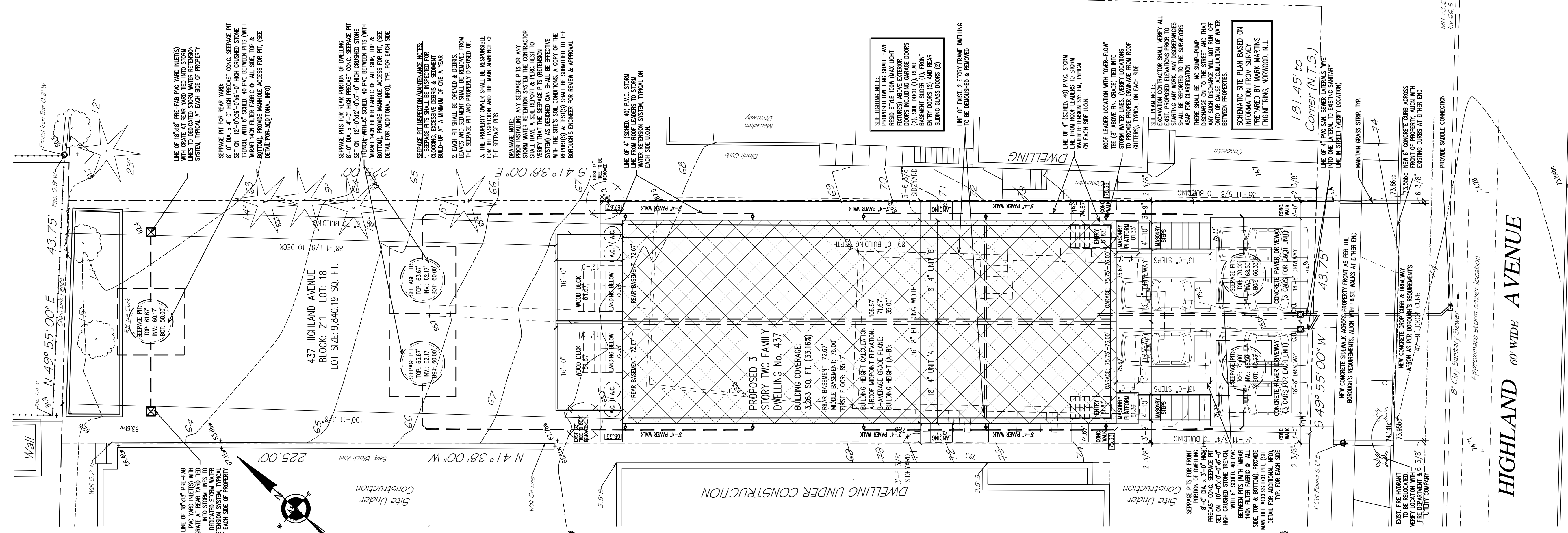


HALF SECTION IN EARTH EXCAVATION      HALF SECTION IN ROCK EXCAVATION

**TYPICAL SECTION**

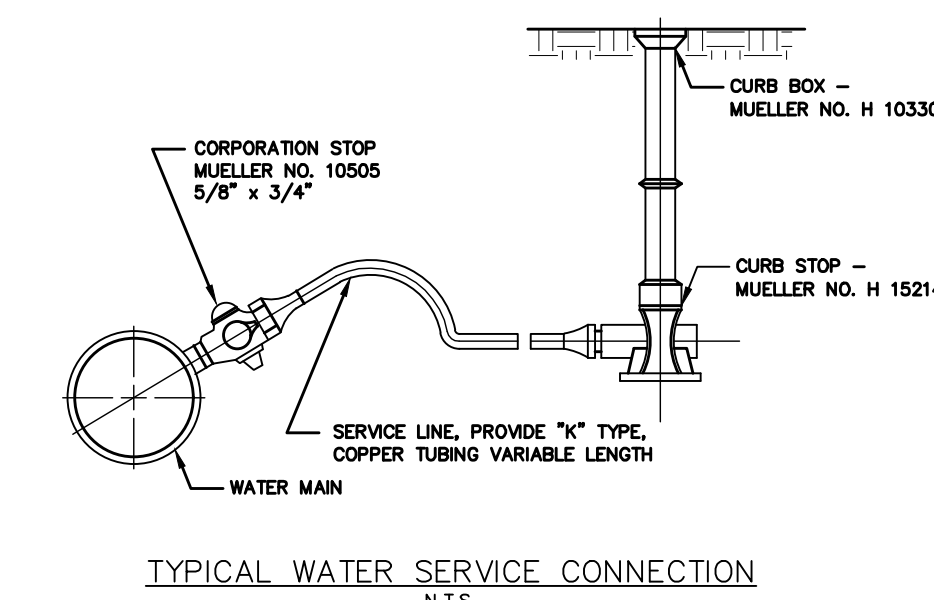
- NOTES:**
- TRENCH WIDTH "B" IS MEASURED AT A POINT 12" ABOVE TOP OF PIPE. TRENCH WIDTH AT 12" ABOVE TOP OF PIPE CAN NOT EXCEED "B" MAX. TRENCH WIDTH ABOVE THIS POINT CAN EXCEED "B" MAX.
  - TRENCH WIDTH REQUIRED FOR STEEL TRENCH BOXES IN EXCESS OF THE MAXIMUM WIDTHS INDICATED ABOVE WILL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
  - IF THE EXCAVATED NATIVE MATERIAL IS JUDGED TO BE UNSUITABLE FOR BACKFILL BY THE ENGINEER, IT WILL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND REPLACED WITH SELECT FILL.
  - IN UNSTABLE TRENCHES PROVIDE SUFFICIENT 1/2" CRUSHED STONE TO WITHIN 8" OF THE BOTTOM OF PIPE TO PREPARE A FIRM BASE FOR THE 3/4" CRUSHED STONE BEDDING. IF REQUIRED BY THE ENGINEER EXTEND THE 3/4" CRUSHED STONE COMPACTED IN PLACE TO 12" ABOVE THE TOP OF PIPE.
  - BASE AND SURFACE COURSE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH BOROUGH REQUIREMENTS.

TRENCH WIDTHS		
PIPE SIZE	TRENCH WIDTH "B" MIN.	TRENCH WIDTH "B" MAX.
4"	24"	30"
6"	24"	30"
8"	24"	36"
10"	26"	36"
12"	28"	40"
14"	30"	42"
16"	30"	42"
18"	32"	42"
24"	42"	60"
30"	50"	62"
36"	56"	68"

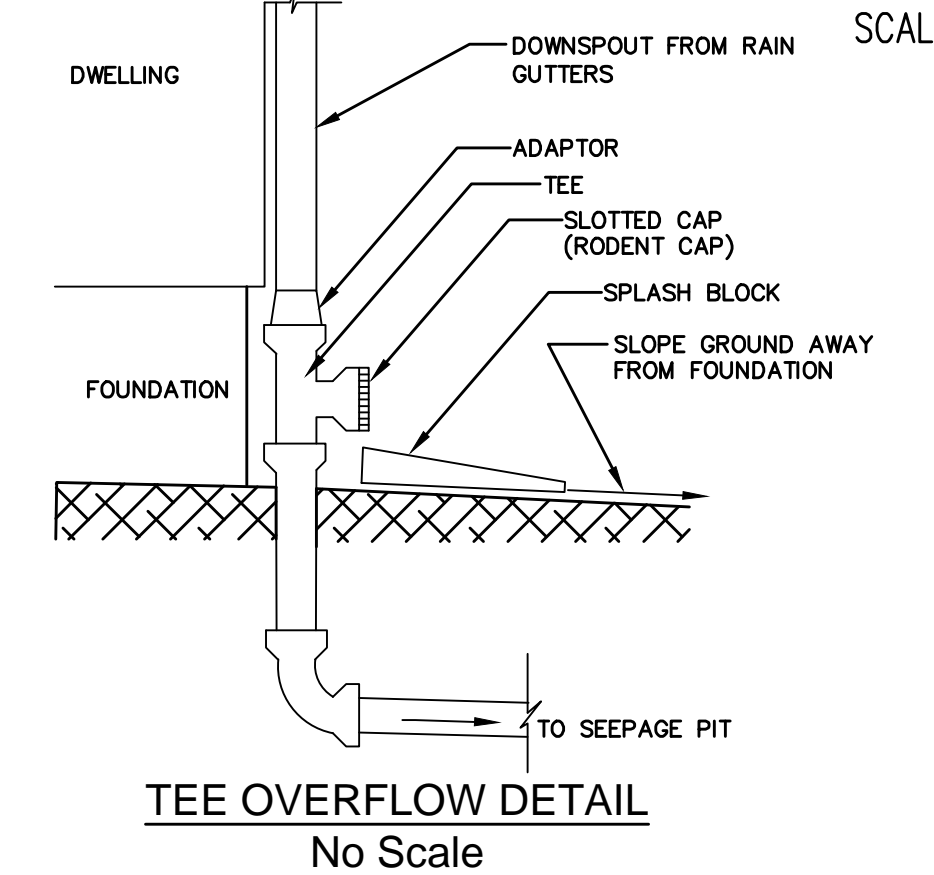


**SCHEMATIC SITE PLAN**

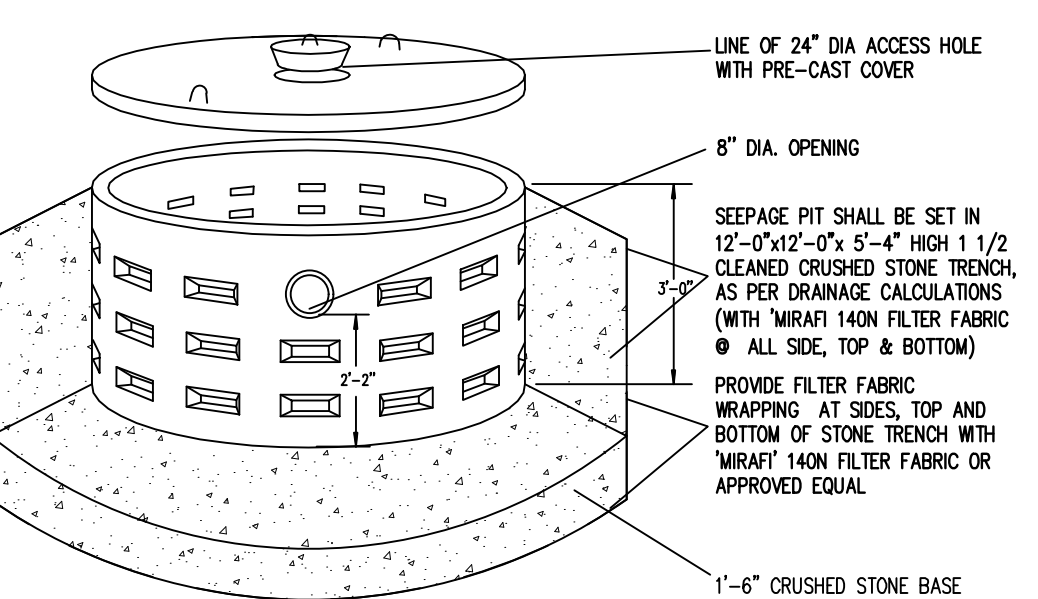
SCALE: 1" = 10'-0"



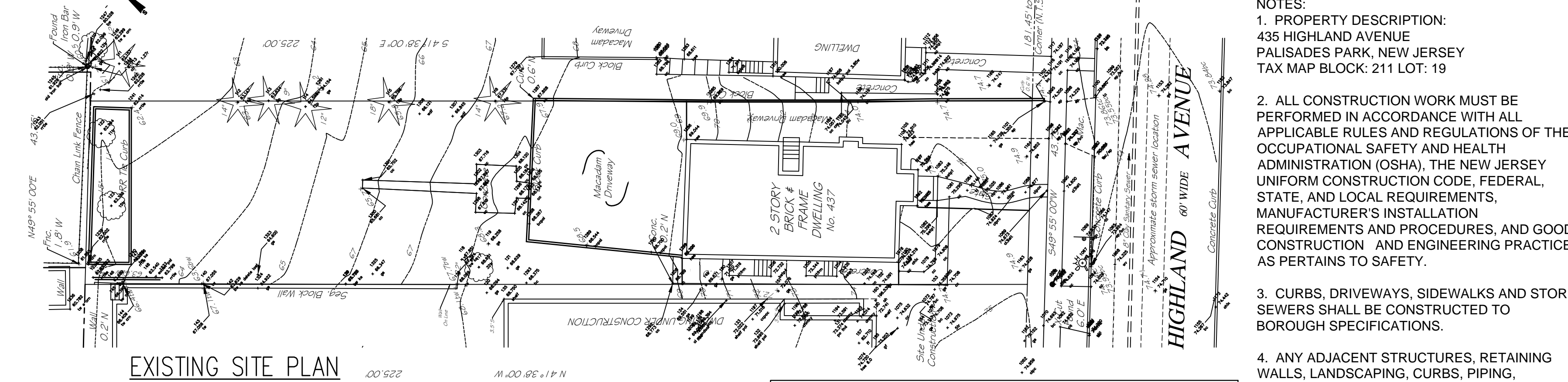
TYPICAL WATER SERVICE CONNECTION  
N.T.S.



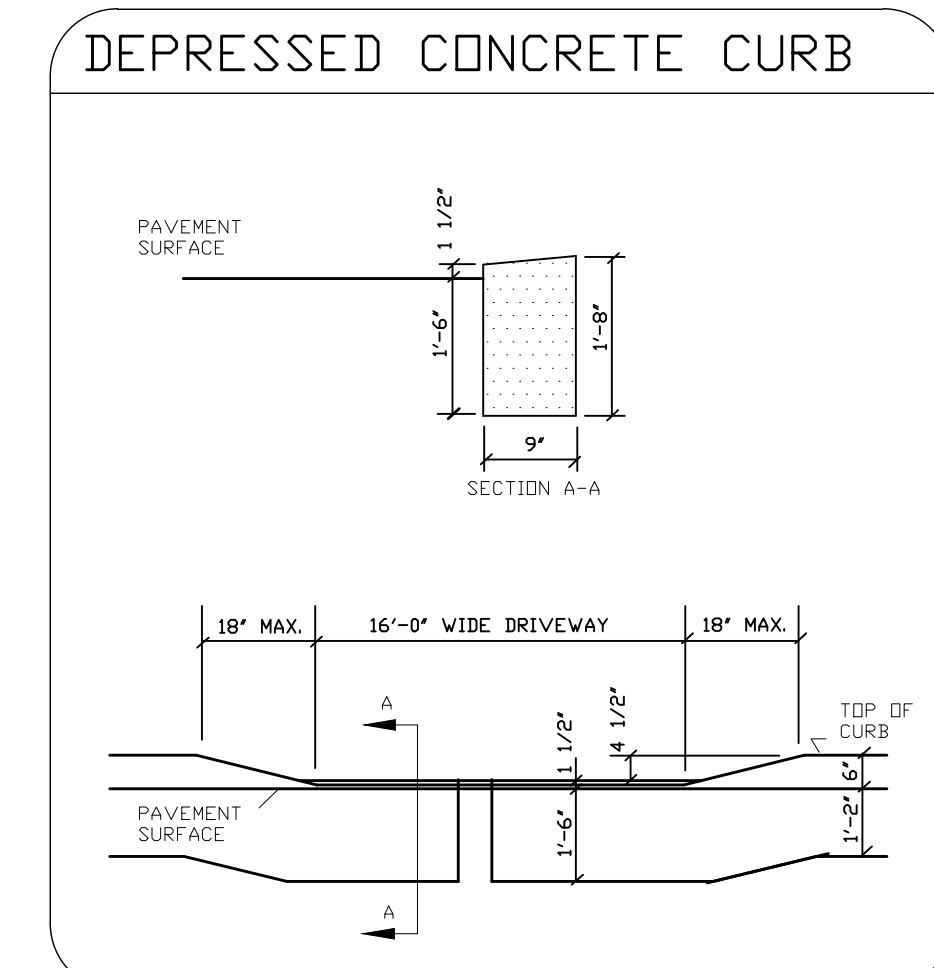
TEE OVERFLOW DETAIL  
No Scale



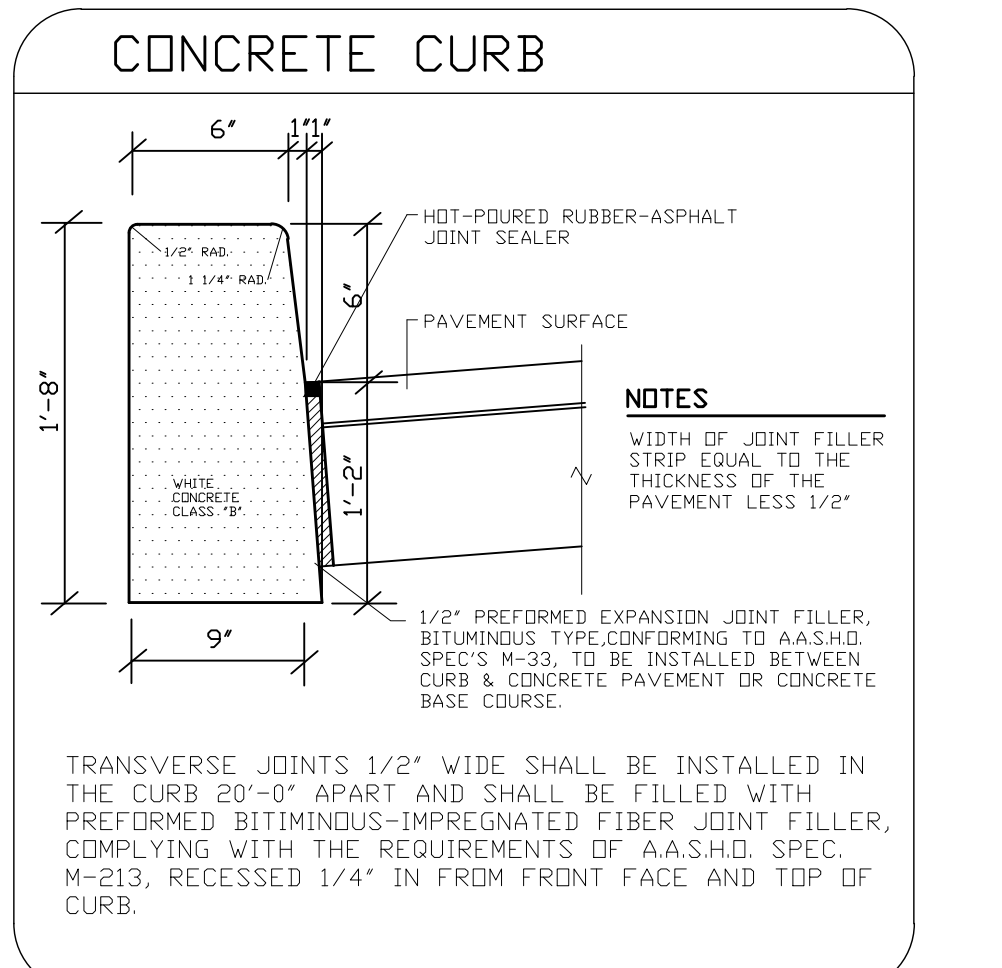
SEEPAGE PIT SHALL BE SET IN 12"-0" x 12"-0" x 5'-4" HIGH 1 1/2" CLEANED CRUSHED STONE TRENCH AS PER DRAINAGE CALCULATIONS PER BOROUGH SPECIFICATIONS (WITH 1400 FILTER FABRIC @ ALL SIDE, TOP & BOTTOM) PROVIDE FILTER FABRIC WRAPPING AT SIDES, TOP AND BOTTOM OF STONE TRENCH WITH 1400" 1400 FILTER FABRIC OR APPROVED EQUAL.



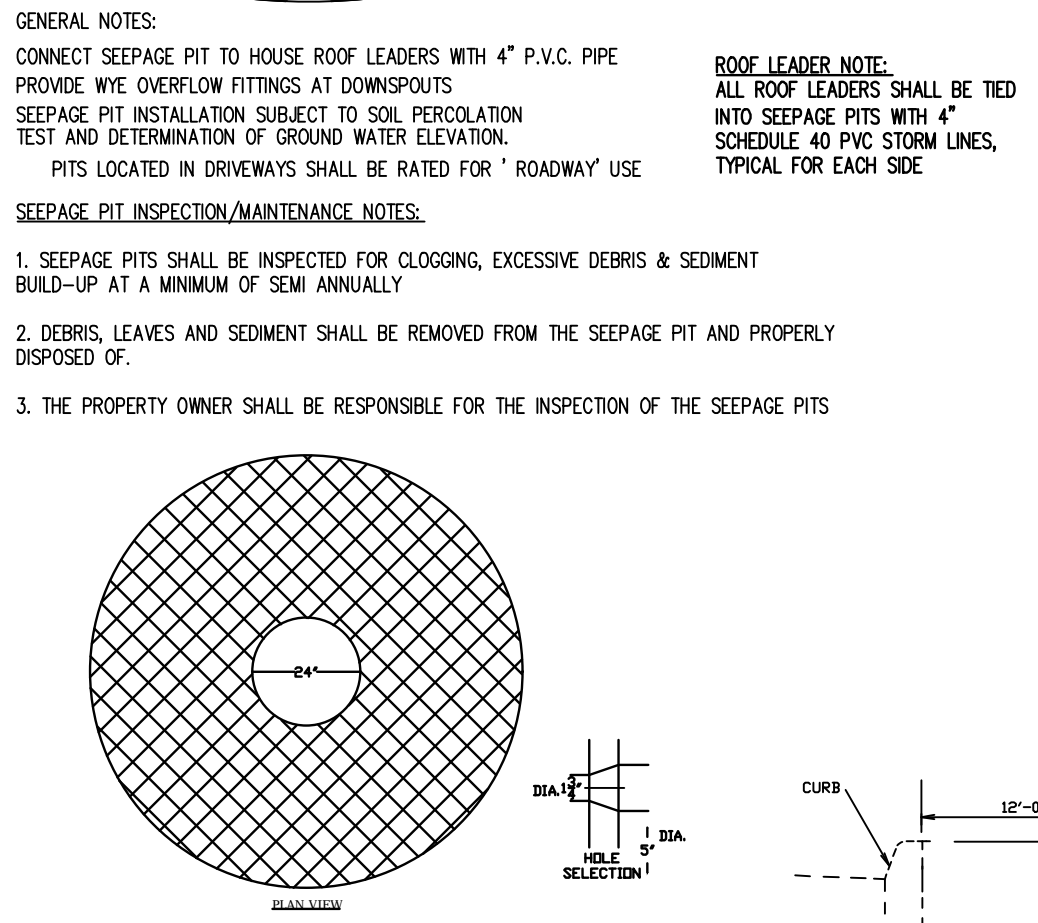
EXISTING SITE PLAN  
SCALE: 1" = 20'-0"



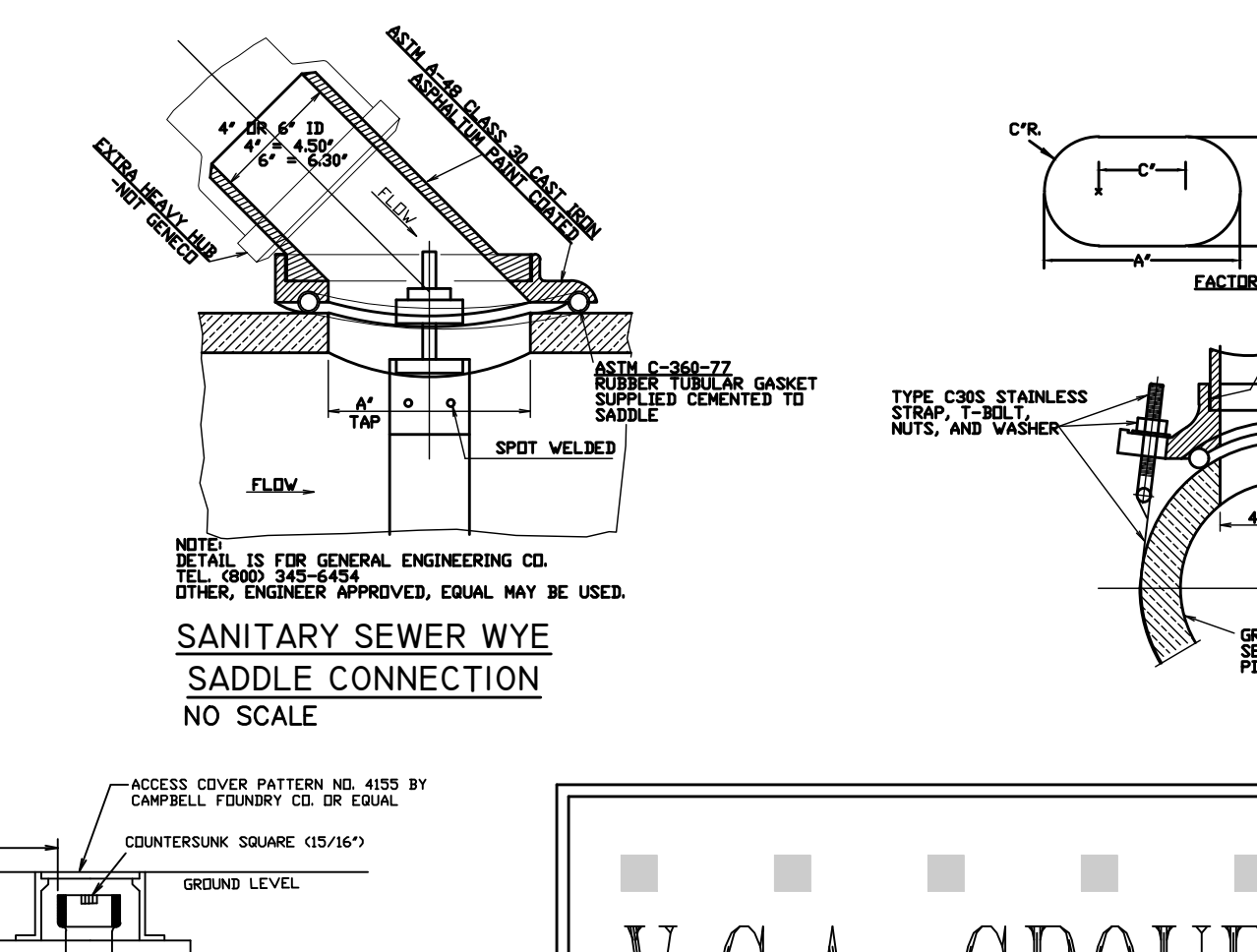
DEPRESSED CONCRETE CURB



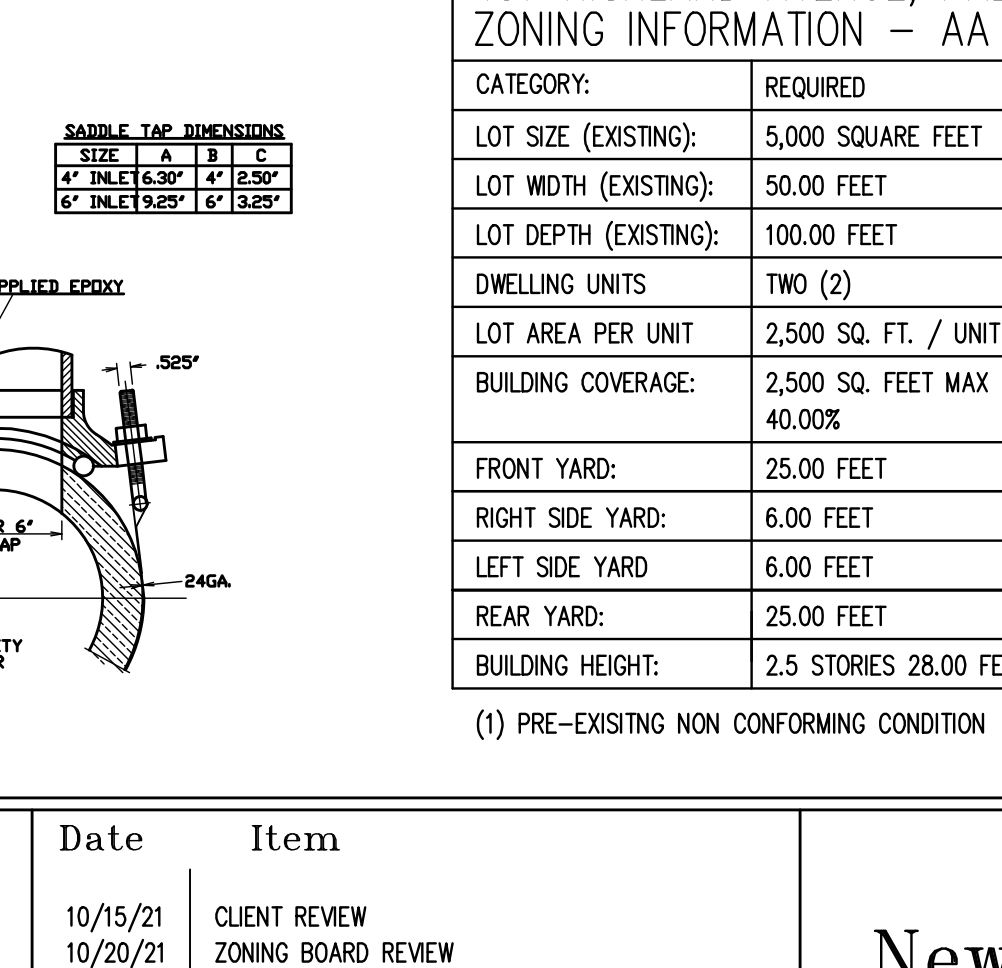
CONCRETE CURB



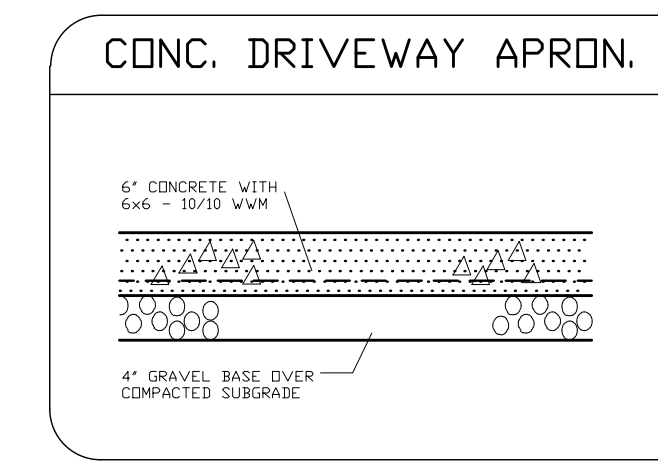
SANITARY SEWER WYE SADDLE CONNECTION  
NO SCALE



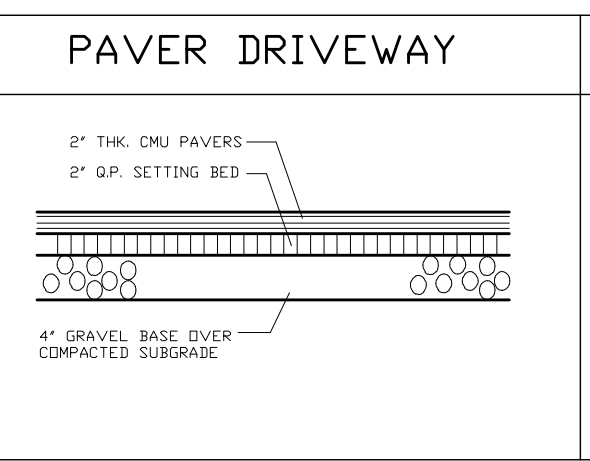
SANITARY SEWER CLEANOUT TEE  
NO SCALE



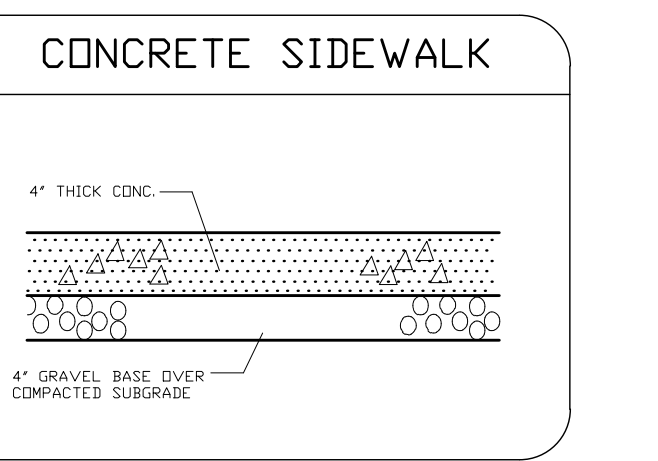
SANITARY SEWER CLEANOUT TEE  
NO SCALE



CONC. DRIVEWAY APRON.



PAVER DRIVEWAY



CONCRETE SIDEWALK

437 HIGHLAND AVENUE, PALISADES PARK, N.J.  
ZONING INFORMATION - AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	9,840.148 SQUARE FEET	NO
LOT WIDTH (EXISTING):	50.00 FEET	43.75 FEET	YES (1)
LOT DEPTH (EXISTING):	100.00 FEET	225.00 FEET	NO
DWELLING UNITS	TWO (2)	TWO (2)	NO
LOT AREA PER UNIT	2,500 SQ. FT. / UNIT	4,921.87 SQ. FT. / UNIT	NO
BUILDING COVERAGE:	2,500 SQ. FEET MAX 40.00%	3,263 SQ. FEET 33.16 %	YES NO
FRONT YARD:	25.00 FEET	34.98 / 35.97 FEET	NO
RIGHT SIDE YARD:	6.00 FEET	3.53 FEET	YES
LEFT SIDE YARD	6.00 FEET	3.53 FEET	YES
REAR YARD:	25.00 FEET	100.01 FEET	NO
BUILDING HEIGHT:	2.5 STORES 28.00 FEET	3.00 STORES 35.00 FT	YES

(1) PRE-EXISTING NON CONFORMING CONDITION

- NOTES:**
- PROPERTY DESCRIPTION: 435 HIGHLAND AVENUE PALISADES PARK, NEW JERSEY TAX MAP BLOCK: 211 LOT: 19
  - ALL CONSTRUCTION WORK MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE NEW JERSEY UNIFORM CONSTRUCTION CODE, FEDERAL, STATE, AND LOCAL REQUIREMENTS, MANUFACTURER'S INSTALLATION REQUIREMENTS AND PROCEDURES, AND GOOD CONSTRUCTION AND ENGINEERING PRACTICE AS PERTAINS TO SAFETY.
  - CURBS, DRIVEWAYS, SIDEWALKS AND STORM SEWERS SHALL BE CONSTRUCTED TO BOROUGH SPECIFICATIONS.
  - ANY ADJACENT STRUCTURES, RETAINING WALLS, LANDSCAPING, CURBS, PIPING, PAVEMENT, FENCES, ETC. DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED.
  - ALL ROOF LEADERS SHALL BE CONNECTED INTO SEEPAGE PITS.
  - PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS W/ THIS PLAN.

Architect shall not be responsible for the means & methods of construction and or site maintenance & safety

**V.C.A. GROUP**  
VASSILIOS COCOROS ARCHITECT  
V.C.A.GROUP, LLC  
467 SYLVAN AVENUE  
ENGLEWOOD CLIFFS, NEW JERSEY  
TEL. 201.541.6595  
FAX. 201.541.6596

Date	Item
10/15/21	CLIENT REVIEW
10/20/21	ZONING BOARD REVIEW
01/10/22	REVISED ZONING LIENT REVIEW
01/28/22	REVISED ZONING BOARD SUBMISSION

**PROJECT:**  
Proposed:  
**New Two Family Dwelling**  
Located at:  
**437 Highland Avenue**  
Palisades Park, New Jersey  
Block: 211 Lot: 18  
AA Residential Zone

DRAWING TITLE:		SITE PLAN & DETAILS	
SCALE:	AS NOTED	DATE:	05/12/21
DESIGNED BY:	VC	PROJECT#:	RSN-21-04
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	
PROFESSIONAL SEAL:		DRAWING:	S1
VASSILIOS COCOROS, RA N.J. LIC. # A13644		SHEET #:	3 OF 4

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THE BOROUGH OF PALISADES PARK ZONING BOARD OF ADJUST. APPROVED THIS PLAN BY MEMORIALIZING RESOLUTION AT ITS REGULAR MEETING ON \_\_\_\_\_ PLEASE SEE AFFIXED RESOLUTION FOR ANY ADDITIONAL CONDITIONS OF APPROVAL SET BY THE BOARD

BOARD ENGINEER	DATE
BOARD SECRETARY	DATE
BOARD CHAIRPERSON	DATE

Architect shall not be responsible for the means & methods of construction and or site maintenance & safety

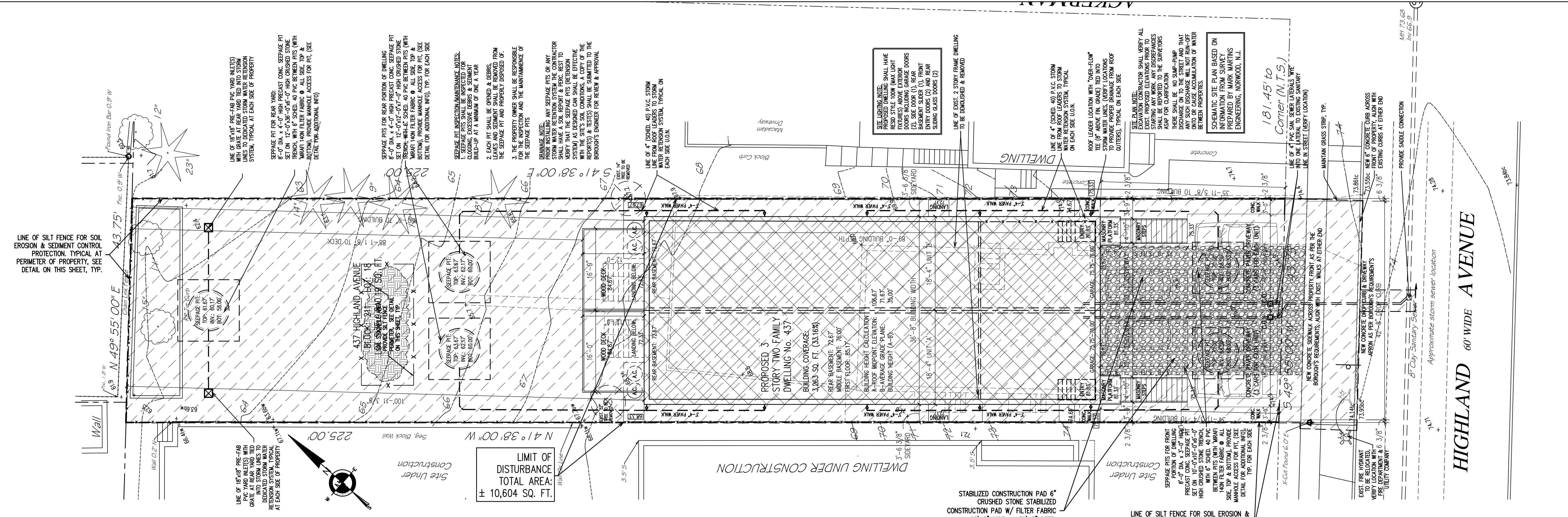
**PROJECT:**  
 Proposed:  
**New Two Family Dwelling**  
 Located at:  
**437 Highland Avenue**  
**Palisades Park, New Jersey**  
**Block: 211 Lot: 18**  
**AA Residential Zone**

Date	Item
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10/20/21	ZONING BOARD REVIEW
01/10/22	REVISED ZONING CLIENT REVIEW
01/28/22	REVISED ZONING BOARD SUBMISSION

DRAWING TITLE:

SCALE:	AS NOTED	DATE:	05/12/21
DESIGNED BY:	VC	PROJECT#:	RSN-21-04
DRAWN BY:	VC	CAD FILE:	
CHECKED BY:	VC	DRAWING #:	

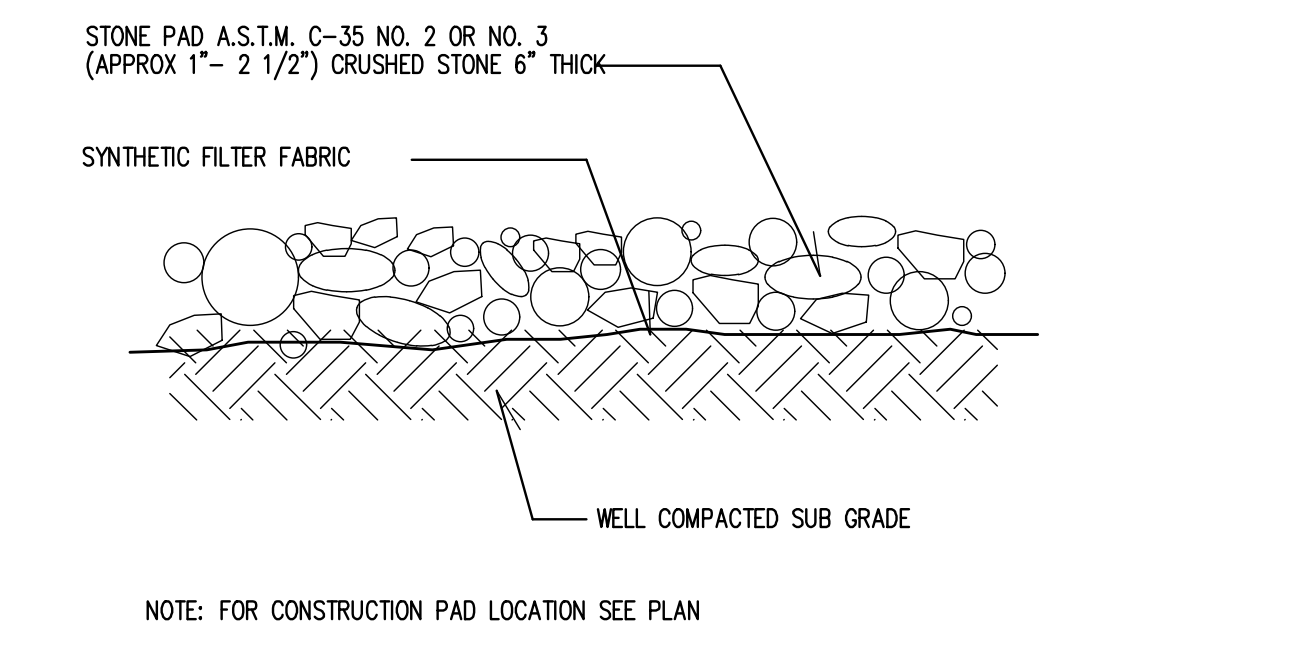
PROFESSIONAL SEAL:  
 DRAWING:  
**S2**



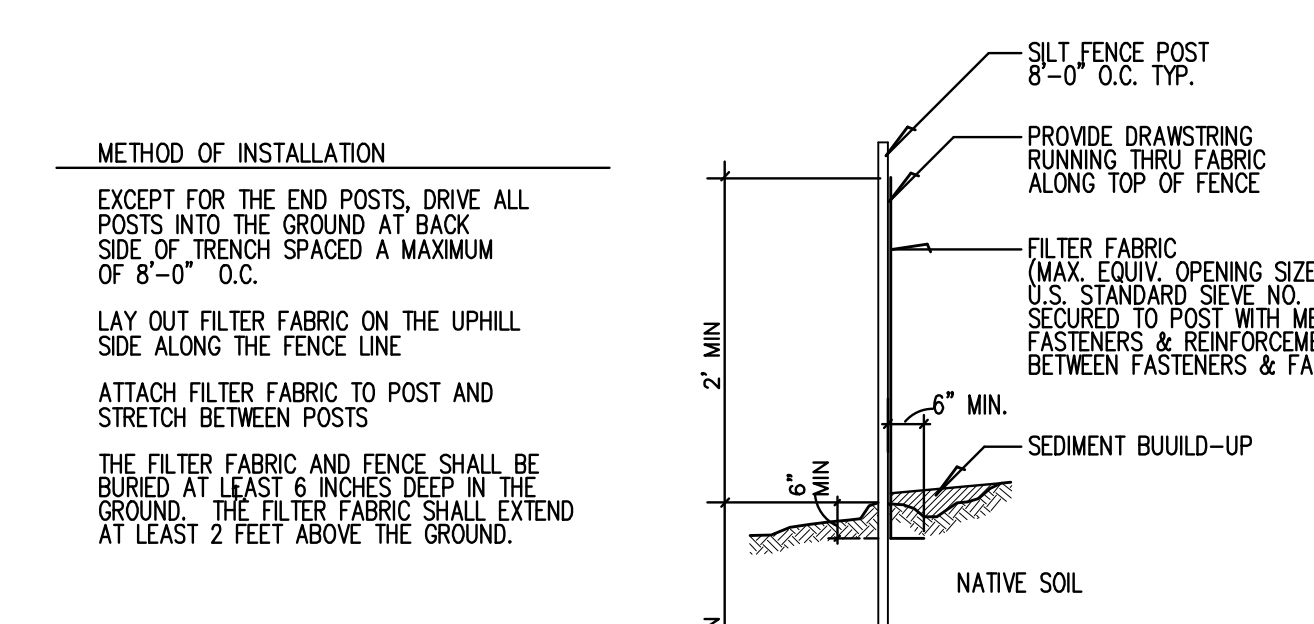
As per determination by the NJDA that projects located in an urban redevelopment area are excluded from soil compaction remediation and testing requirements, this project is EXEMPT from soil compaction testing and remediation as it is located in an Urban Redevelopment Area.

NO MAJOR CHANGE IN GRADE. BUILDING SHALL BE LOCATED WITHIN EXIST. CONTOURS, THERE SHALL BE NO IMPORT OR EXPORT OF SOIL TO OR FROM THIS SITE.

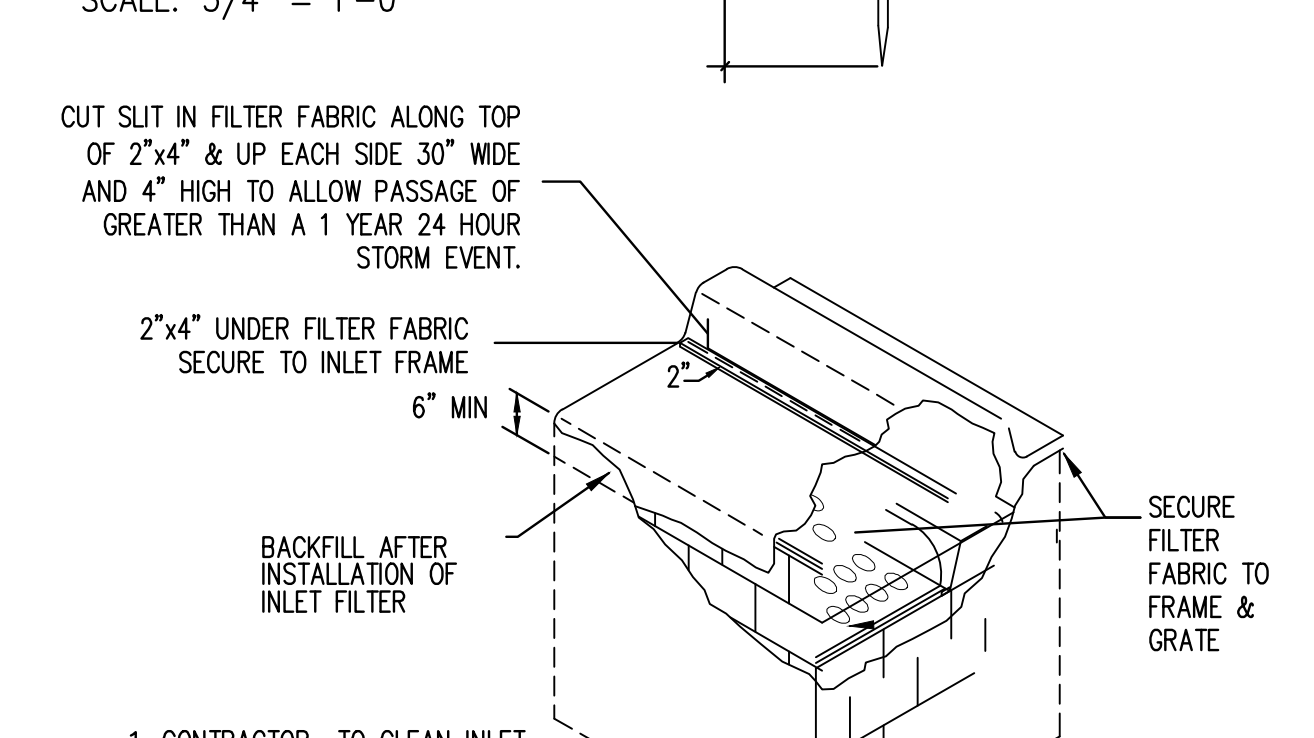
**SOIL EROSION/SEDIMENT CONTROL PLAN**  
 SCALE 1" = 10'-0"



**STABILIZED CONSTRUCTION PAD DETAIL**  
 NO SCALE

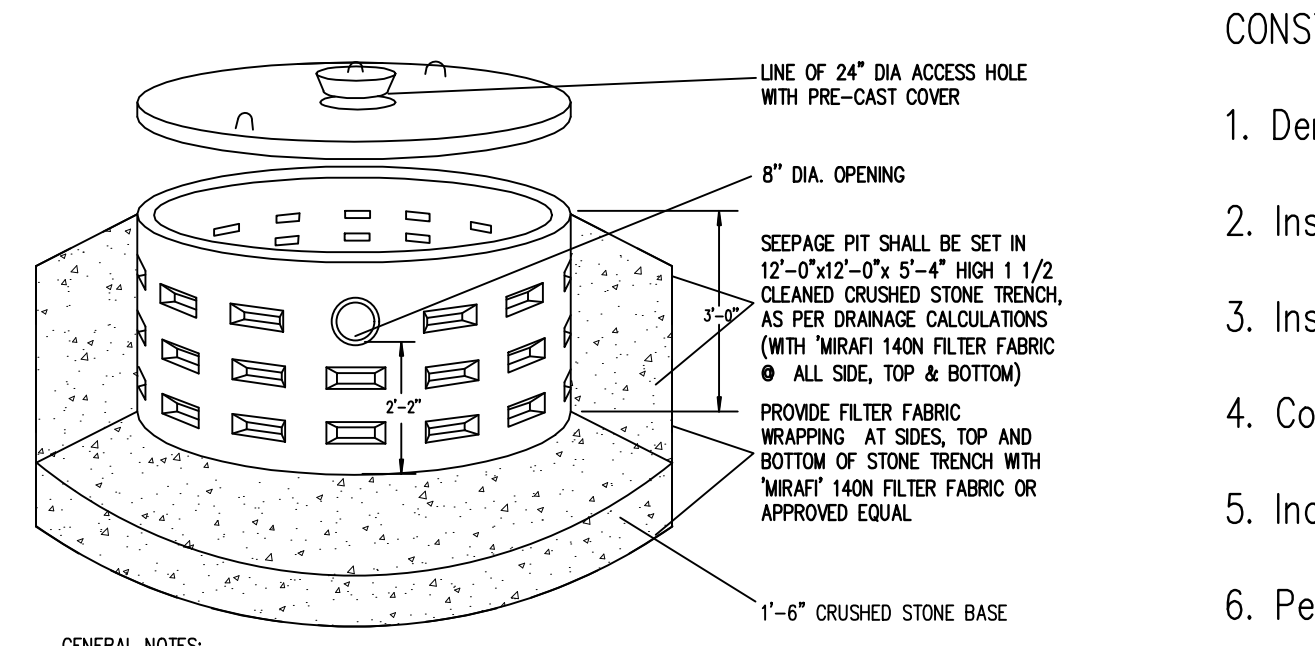


**SILT FENCE DETAIL**  
 SCALE: 3/4" = 1'-0"



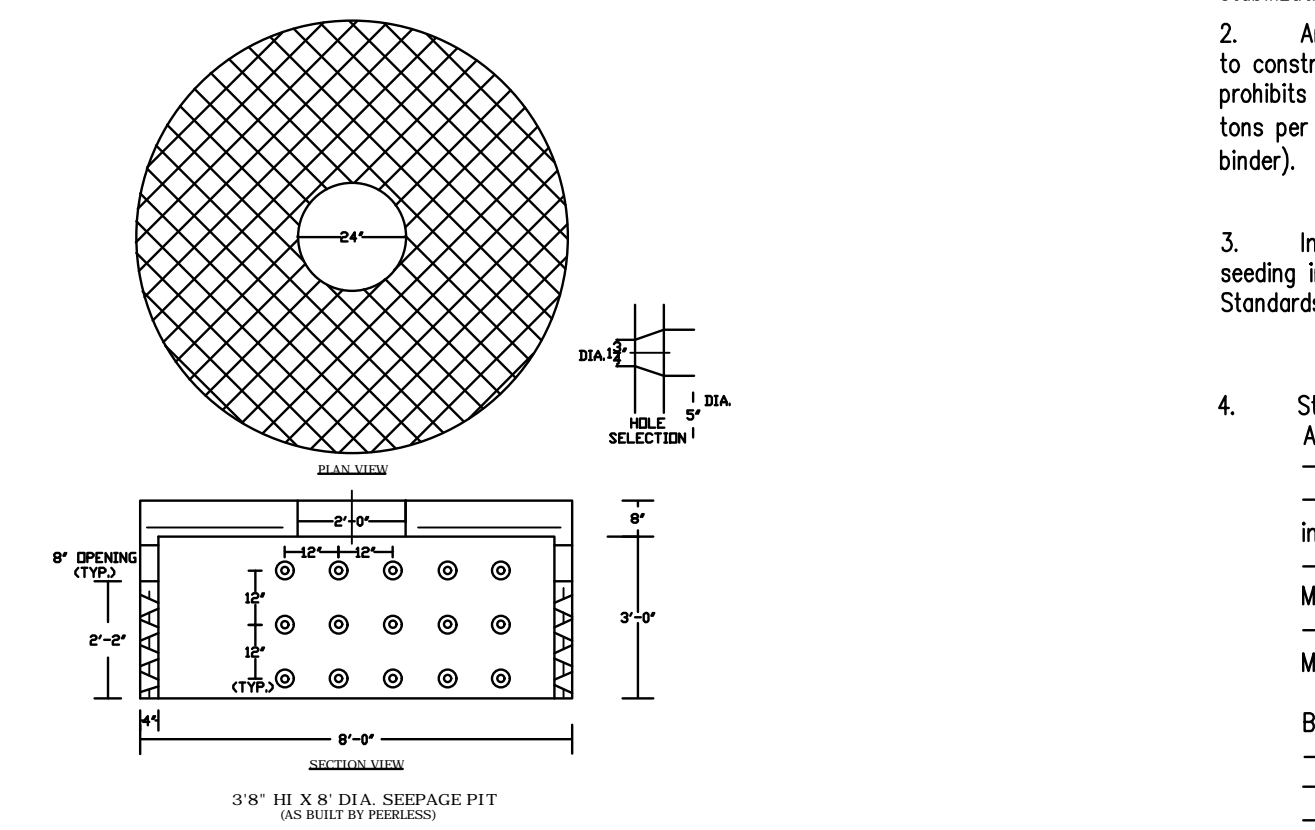
- CONTRACTOR TO CLEAN INLET FILTER AFTER EVERY STORM
- CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING

**CURB TYPE INLET FILTER DETAIL**  
 N.T.S.



**GENERAL NOTES:**  
 CONNECT SEWAGE PIT TO HOUSE ROOF LEADERS WITH 4" P.V.C. PIPE PROVIDE WYE OVERFLOW FITTINGS AT DOWNSPOUTS  
 SEWAGE PIT INSTALLATION SUBJECT TO SOIL PERCOLATION TEST AND DETERMINATION OF GROUND WATER ELEVATION.  
 PITS LOCATED IN DRIVEWAYS SHALL BE RATED FOR "ROADWAY" USE

**SEWAGE PIT INSPECTION/MAINTENANCE NOTES:**  
 1. SEWAGE PITS SHALL BE INSPECTED FOR CLOGGING, EXCESSIVE DEBRIS & SEDIMENT BUILD-UP AT A MINIMUM OF SEMI ANNUALLY  
 2. DEBRIS, LEAVES AND SEDIMENT SHALL BE REMOVED FROM THE SEWAGE PIT AND PROPERLY DISPOSED OF.  
 3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION OF THE SEWAGE PITS



B-14  
 PEERLESS CONCRETE PRODUCTS CO.  
 SINCE 1958  
 973.838.3000p - www.peerlessconcrete.com - 973.838.3358f  
 Butler, NJ